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GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

September 17, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange
Crystal Falls Management Unit – Iron County
Land Transaction Case #20070093

Applicant: Steven A. and Diane M. Simbob, Crystal Falls, Michigan

Private Land Offered Iron County, Mastodon Township, T42N, R32W, Section 36
In Exchange: NE ¼ of the SE ¼, containing 40.0 acres more or less.

Appraised Value: \$60,000.00

State Land Desired Iron County, Mastodon Township, T42N, R31W, Section 30
In Exchange: the SW ¼ of the NW ¼, containing 40.0 acres more or less.

Appraised Value: \$60,000.00

Authority: Part 21 of Act 451, Public Acts of 1994, as amended.

Notice: This item will appear on the Department of Natural Resources' (Department)
October 1, 2007 Calendar and is eligible for approval on October 8, 2007.

Comments: This transaction contributes to the Department's Land Consolidation
Initiative and benefits both the applicant and the Department.

The desired State-owned parcel consists of a 40-acre block of State-owned land. This land is best characterized as an isolated, recently harvested, aspen covered upland parcel. An unmaintained forest road bisects the property from north to south, and is used to access several hundred acres of nearby State-owned land. Two of the four survey corners of this property cannot be located and identification of these corners is an important consideration in this transaction. Costs for the Department to do the work would be approximately \$5,600.00. The applicant has agreed to contract for the work

NATURAL RESOURCES COMMISSION

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himself after closing and the Department has agreed to contribute toward closing costs related to acquisition of the offered parcel in the exchange.

The offered private land contains a total of 40 acres of mature aspen and is surrounded by existing State Forest land. The acquisition of this land will eliminate the risk of development, which would adversely impact the recreational and wildlife values on adjacent State-owned lands.

Acquisition of the offered property will contribute to the Land Consolidation Initiative, eliminate the risk of the parcel being developed, enhance recreational, forest, and wildlife management potential, and eliminate the need for Department personnel to monitor a total of two miles of existing boundary line.

The desired State-owned land was acquired by tax reversion in 1940. As a result of this exchange, the offered private land will assume tax reversion status.

This transaction was reviewed by Department staff and was recommended for approval by the Land Exchange Review Committee on June 21, 2007. As a condition of this approval, the Forest Mineral and Fire Management Division (FMFM) recommends that the State reserve an easement to use the forest road bisecting the desired land from north to south.

The Mineral and Land Management Section staff of FMFM have determined that the State's mineral rights are currently under lease, and should be retained.

Recommendations: (1) That the exchange be approved under authority of Part 21, Act 451 of 1994, as amended, with the State reserving minerals, aboriginal antiquities, and a roadway easement over the subject property to ensure public access to State-owned lands.

(2) That the Department contribute \$1,500.00 toward the transaction costs of this exchange to assist in locating the boundary of the State-owned land, with payment for this provision to be made from such funds as are available and appropriate for the purpose.

David E. Freed, Chief
Land and Facilities

Douglas A. Reeves, Acting Chief
Wildlife

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Arminda S. Koch
Resource Management Deputy

Dennis R. Fedewa
Chief Deputy

I approve the staff recommendations.

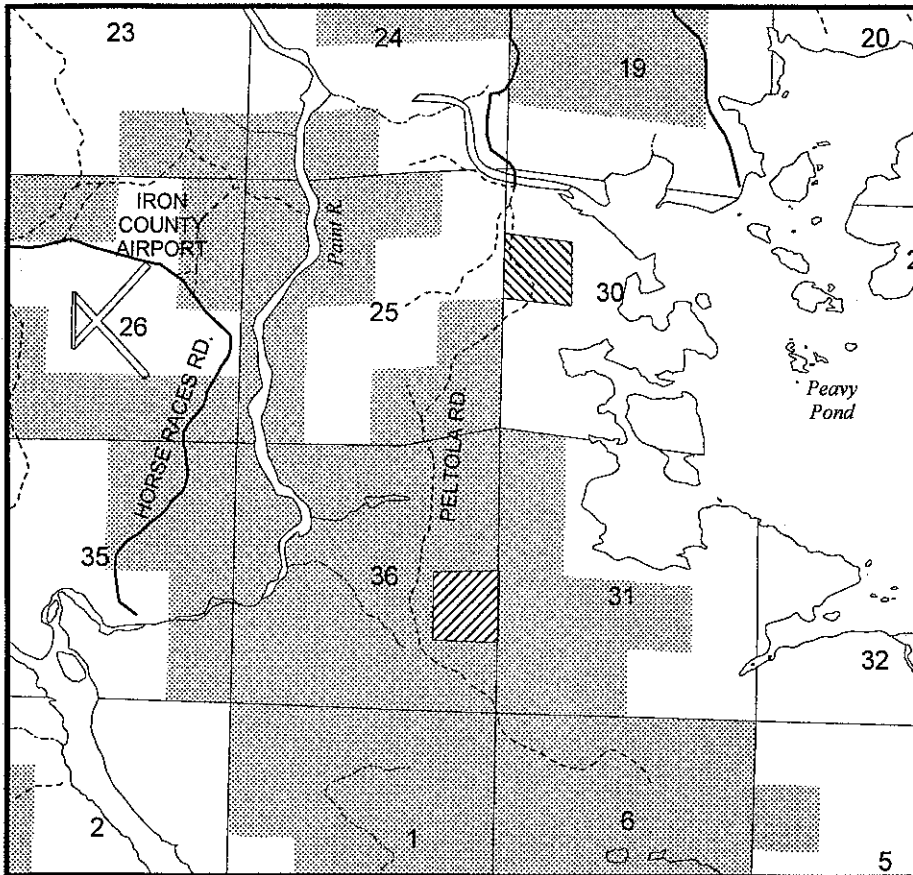
Rebecca A. Humphries
Director

Date Approved

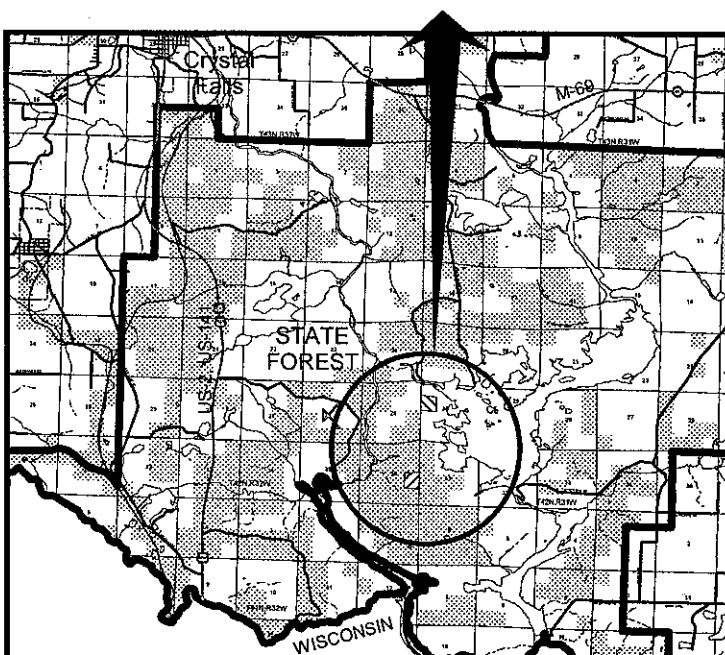
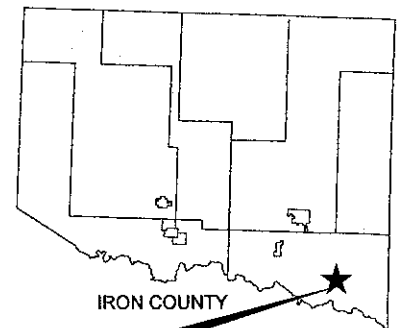
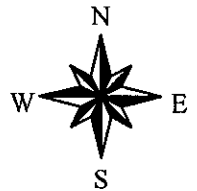
STATE FOREST LAND EXCHANGE

Crystal Falls Management Unit - Iron County

Land Transaction Case #20070093



Section 30, T42N, R31W, Mastodon Township
Section 36, T42N, R32W, Mastodon Township



- State Forest Boundary
- State Land Desired in Exchange (40.00 acres)
- Private Land Offered in Exchange (40.00 acres)
- State Land
- Private Land

SOURCE
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
FOREST, MINERAL AND FIRE MANAGEMENT

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